

HERITAGE STATEMENT

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September 2012

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Introduction

This Heritage Statement seeks to justify the reasons for this proposal and to explain the design principles applied to it based on an understanding of the original design of the building and its setting.

This statement is to accompany an application for installation of replacement windows to existing openings and whilst cyclical repairs and decorations are being carried out to the building.

All works are to be carried out whether repairs or replacement to match existing in both materials and aesthetics.

The aim of this statement is to demonstrate the design process involved and how the proposed development will be appropriate in planning terms. This includes an assessment of the impact on adjoining properties.

Source of Guidance

- ✓ Heritage Statement-Camden Council.
- ✓ This design and access statement has been prepared in accordance with and inclusive of the requirements embodied within:
 - ✓ Local Plan Policies and National Guidance contained in Planning policy Guidance Note (PPG) 15 support the use of traditional materials and vernacular design.
- ✓ Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
- ✓ Town & Country Planning Act 1990
- ✓ PPS5. Planning Policy Statement No. 5. Planning for the Historic Environment 2010.
- ✓ Design and layout Guidelines (CABE)

The Building: Character and Architectural interest

The property is an Edwardian property constructed in 1891 the freehold is currently owned by Camden council. The property has a mixture of social tenants and leaseholders.

Please see attached drawings details of work and location plan.

Listing Information

Number 28 and Attached Boundary Walls and Piers

GRADE: II

DATE LISTED: 11 January 1999

ENGLISH HERITAGE BUILDING ID: 476620

OS GRID REFERENCE: TQ2621485254

OS GRID COORDINATES: 526214, 185254

LATITUDE/LONGITUDE: 51.5521, -0.1810

Detached house. 1891. By Robert A Briggs. Red brick and terracotta. Tiled roofs with tall brick slab chimney-stacks.

EXTERIOR: 2 storeys and attics. Asymmetrical design. Irregular windows. Central entrance has round-arched gauged brick heads on pilasters with enriched terracotta capitals; double panelled doors with shaped glazing and stained-glass fanlight.

1st floor 2-light oriel window with colonnette.

Most windows have heads of a row of small panes below a rectangular window with inset rectangle surrounded by irregular stained glass;

1st floor with cambered bases to upper sashes. To right, a 3-storey octagonal turret, with enriched panelled window aprons and mullions, terminating in an ogee copper cupola with weathervane. Left hand has bay window of 3 windows to each floor, the 1st floor central window being round-arched. 4-light attic window in shaped gable. Right hand return to Fognal has large Flemish gable, the whole bay being enriched in gauged and rubbed brick and terracotta in Queen Anne style; ground floor central window has large open pediment. To right, a tented balcony.

INTERIOR: not inspected.

SUBSIDIARY FEATURES: attached boundary walls of brick and terracotta; panelled piers with inset terracotta swag plaques.

Principles and Justification of Development

Our aims and principles while preparing this proposal have been to replicate the design of the existing components. Where the components are damaged they are to be repaired and when repair is not possible replacement will be carried out using the same materials and methods. The design and appearance of each element will remain unchanged.

Wherever possible the existing elements shall remain and only where it is considered that the condition is detrimental to that and or other elements have they been replaced.

Where replacement has been necessary the initial consideration has been to establish if the element suffering can be 'cut-out' and replaced.

Whatever work is to be carried out the original design and materials shall be used.

The justification for the work is to enable the building to remain useable as a dwelling. All of the work is purely to prolong the life of the building without affecting its aesthetic in any way. Where elements such as windows are to be replaced the materials and methods are to be consistent with the existing.

Normally replacement windows will be an improvement in some way ie single glazing replaced with double to improve thermal properties. The intent is to retain all qualities and prolong the life of the building as close as can possibly be retained to the original.

Adverse Impact on Building Significance

The impact on the building will purely be a prolonging of its useful life.

Our aims while preparing this proposal, has been to deliver a design that will emulate the original aesthetic of the building and materials used. The overall impact will be to sustain the building in its current use and to extend the useable life of the building whilst retaining the original design.

There will be no adverse impact upon the significance of the building or its surroundings.

Conclusions

In policy terms the proposal will not adversely affect the character of the existing Listed Building and will only serve to prolong the life of the building in its original design.

The proposal is for window of matching existing design and appearance.

The proposal complies with published National and Local Planning Guidance.